

**GOOD IS ACCESS TO CONSUMERS**

**GREAT IS WHAT YOU DO FROM HERE**

Goodman Industrial Center  
180-222 & 25-299 Napoleon Street  
San Francisco, CA 94124

MAKING  
SPACE  
FOR  
GREATNESS



# Strategic location



The San Francisco Bay Area is one of the nation's prominent geographies and is home to 7.77 million people. The region operates as an interconnected network of both urban and suburban enclaves, with San Francisco at its focal point.

The Bay Area is California's second largest urban area in terms of geography, and has an economy that produces a GDP of \$1 trillion, a number that ranks 17th among the top countries in the world

# scalable space



Goodman Industrial Center San Francisco Napoleon is multi-tenant industrial site currently offering 27K-85K SF of space and 20 car spaces across street in secured parking / yard.



Featuring dock high loading and parking opportunities, this property is already setup for future growth.



190 Napoleon St.  
+/- 53,742 SF  
LEASED

180 Napoleon St.  
+/- 102,433 SF  
LEASED

200 Napoleon St.  
+/- 27,988 SF  
Q3 2024

222 Napoleon St.  
+/- 30,035 SF  
Q3 2024

196 Napoleon St.  
+/- 26,980 SF  
AVAILABLE NOW

25-299 Napoleon St.  
Parking Lot +/- 95,405 SF  
LEASED

25-299 Napoleon St.  
Parking Lot 20 secured  
spots now available

Lease opportunities are now available, call to tour today.

+ ±27k-85k sqft Building Area available with additional ±6k sqft Parking/Land

+ Easy access to the 101, and 280 Freeways

+ PDR-2 Zoning

+ Clear Span in warehouse areas

+ Existing cold storage improvements

**Available now**

GIC SAN FRANCISCO

# AVAILABILITIES

## 196 Napoleon Street

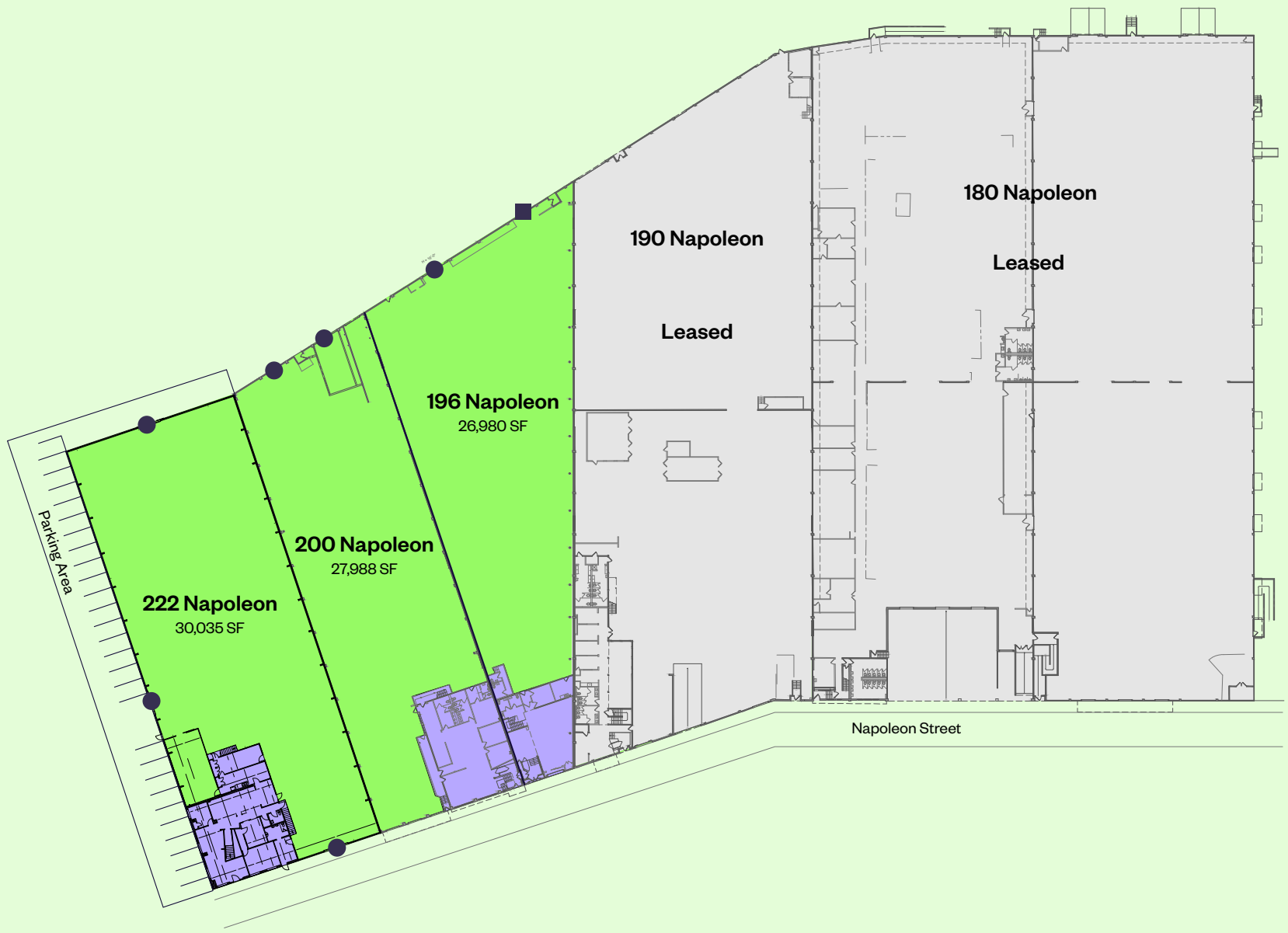
Available Space	26,980 sqft
Warehouse	22,619 sqft
Office	4,361 sqft
Power available	400 Amps 240V
Clear height	18'
Grade level door	1
Pony dock	1

## 200 Napoleon Street

Available Space	27,988 sqft
Warehouse	19,205 sqft
Office	8,783 sqft
Power available	400Amps 240V
Clear height	18'
Grade level door	2

## 222 Napoleon Street

Available Space	30,035 sqft
Warehouse	24,662 sqft
Office	5,373 sqft
Power available	600Amps 240V
Clear height	16'
Grade level door	3
Car parking	25



■ OFFICE  
■ LEASED  
■ FOR LEASE

● Grade Level Doors    ■ Pony Dock

# AVAILABILITIES

## 196 Napoleon Street

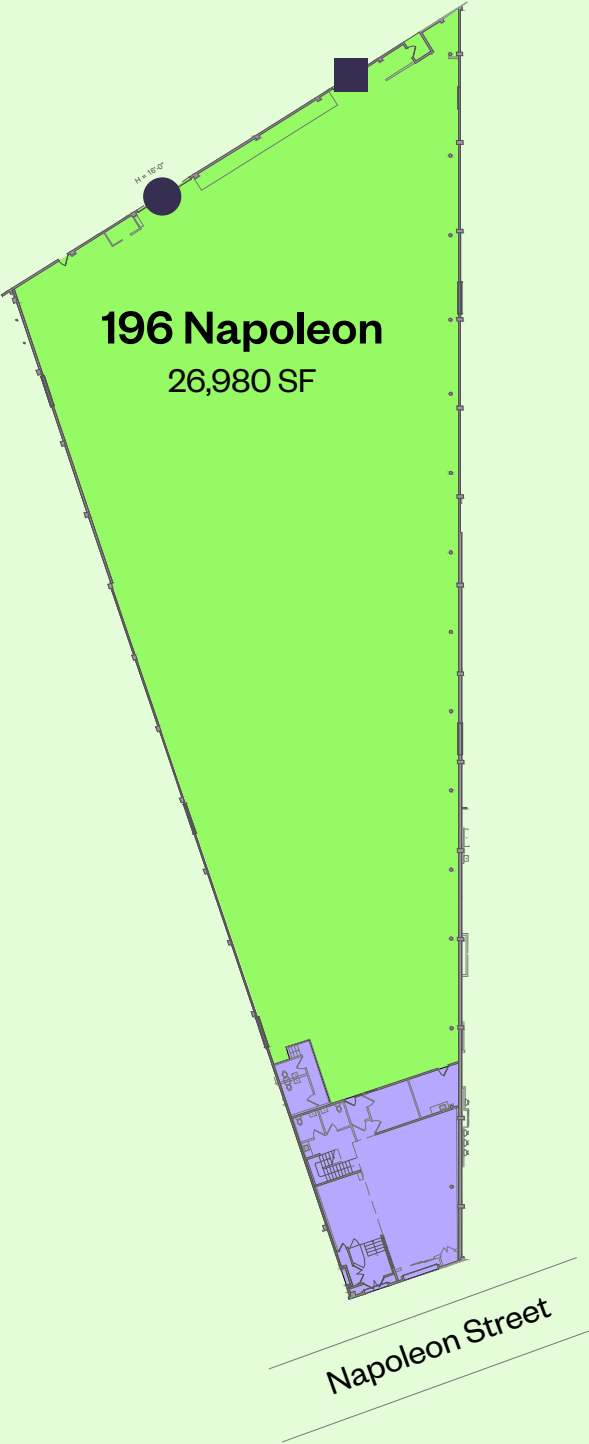
Available Space	26,980 sqft
Warehouse	22,619 sqft
Office	4,361 sqft
Power available	400 Amps 240V
Clear height	18'
Grade level door	1
Pony dock	1

Clear Span in warehouse.

Can be combined with 200 Napoleon and 222 Napoleon for a Total of 85,003 SF

**Occupancy: Immediate**

[VIEW THIS PROPERTY ONLINE](#)



OFFICE  
FOR LEASE

● Grade Level Door    ■ Pony Dock

# AVAILABILITIES

## 200 Napoleon Street

Available Space	27,988 sqft
Warehouse	19,205 sqft
Office	8,783 sqft
Power available	400Amps 240V
Clear height	18'
Grade level door	2

Clear Span in Warehouse. Interior walls can be removed.

Can be combined with 196 Napoleon and 222 Napoleon for a Total of 85,003 SF

### Occupancy: Q3 2024

Existing cold storage and freezer improvements.



OFFICE  
FOR LEASE

● Grade Level Doors

# AVAILABILITIES

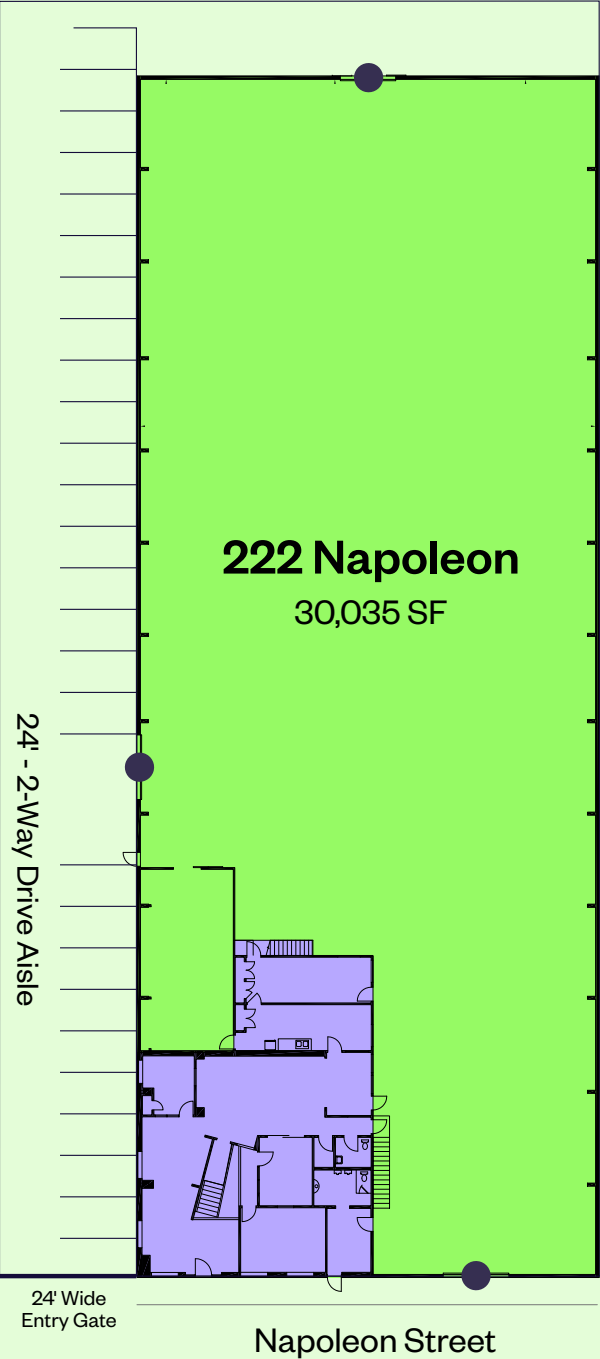
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Available Space	30,035 sqft
Warehouse	24,662 sqft
Office	5,373 sqft
Power available	600Amps 240V
Clear height	16'
Grade level door	3
Car parking	25

Clear Span in Warehouse.

Can be Combined with 196 Napoleon and 200 Napoleon for a Total of 85,003 SF

Occupancy: Q3 2024



OFFICE  
FOR LEASE

● Grade Level Doors



# AVAILABILITIES

**25-299 Napoleon Street**

Available Space 20 spaces

Fenced, Lit, and Paved Yard

**Occupancy: Available now**



LEASED  
FOR LEASE

# LOCATION

Customers enjoy unrivalled motorway connectivity with direct access to the 101 and 280 Freeways.



# EASY ACCESS

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**0.5MI**

to 101 Freeway

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**0.8MI**

to 280 Freeway

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**1.5MI**

to Bart Station

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**1MI**

to 3rd Street Muni

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**10.6MI**

SFO International  
Airport

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**3MI**

to Downton San  
Francisco

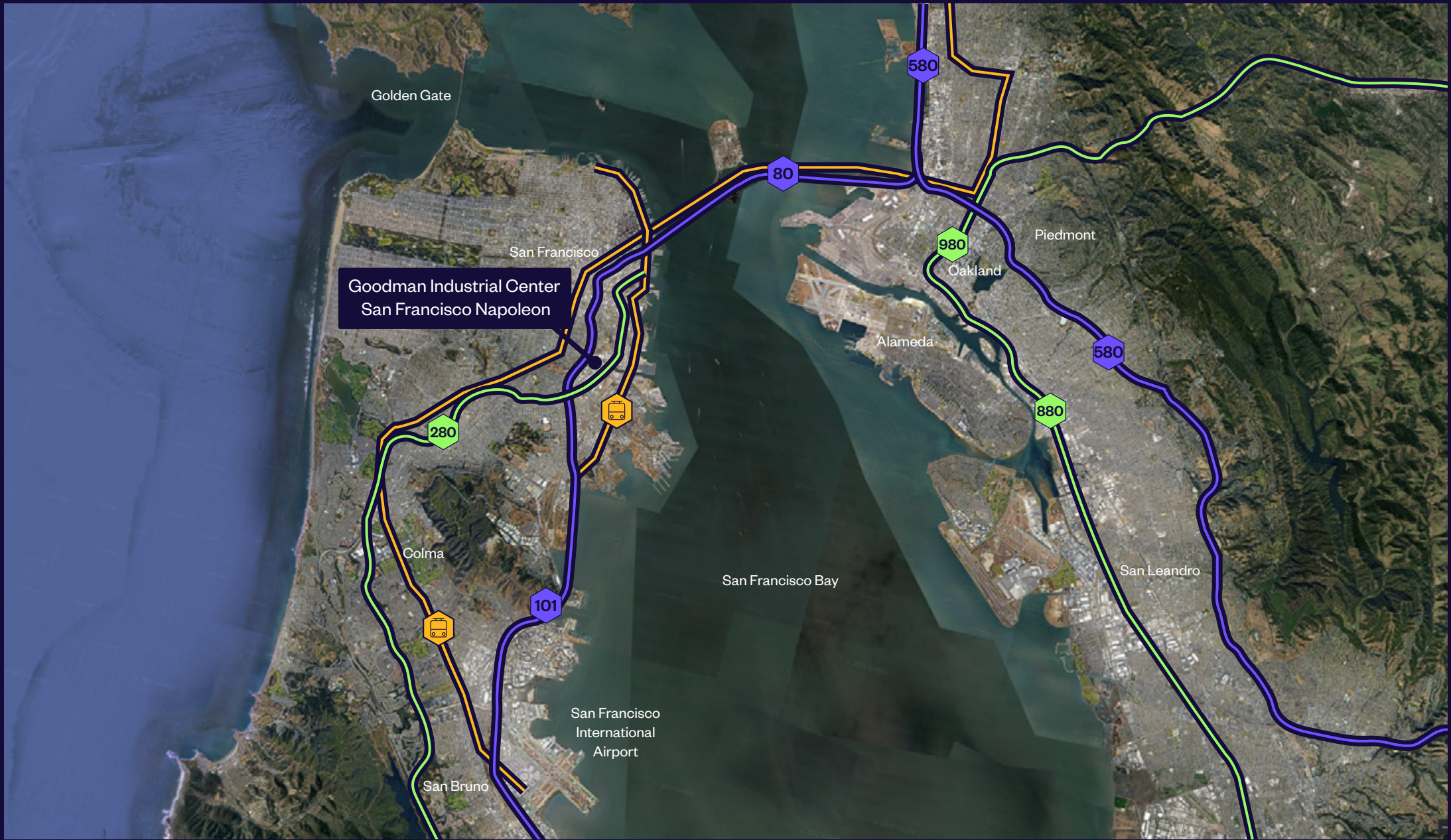
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**1.2MI**

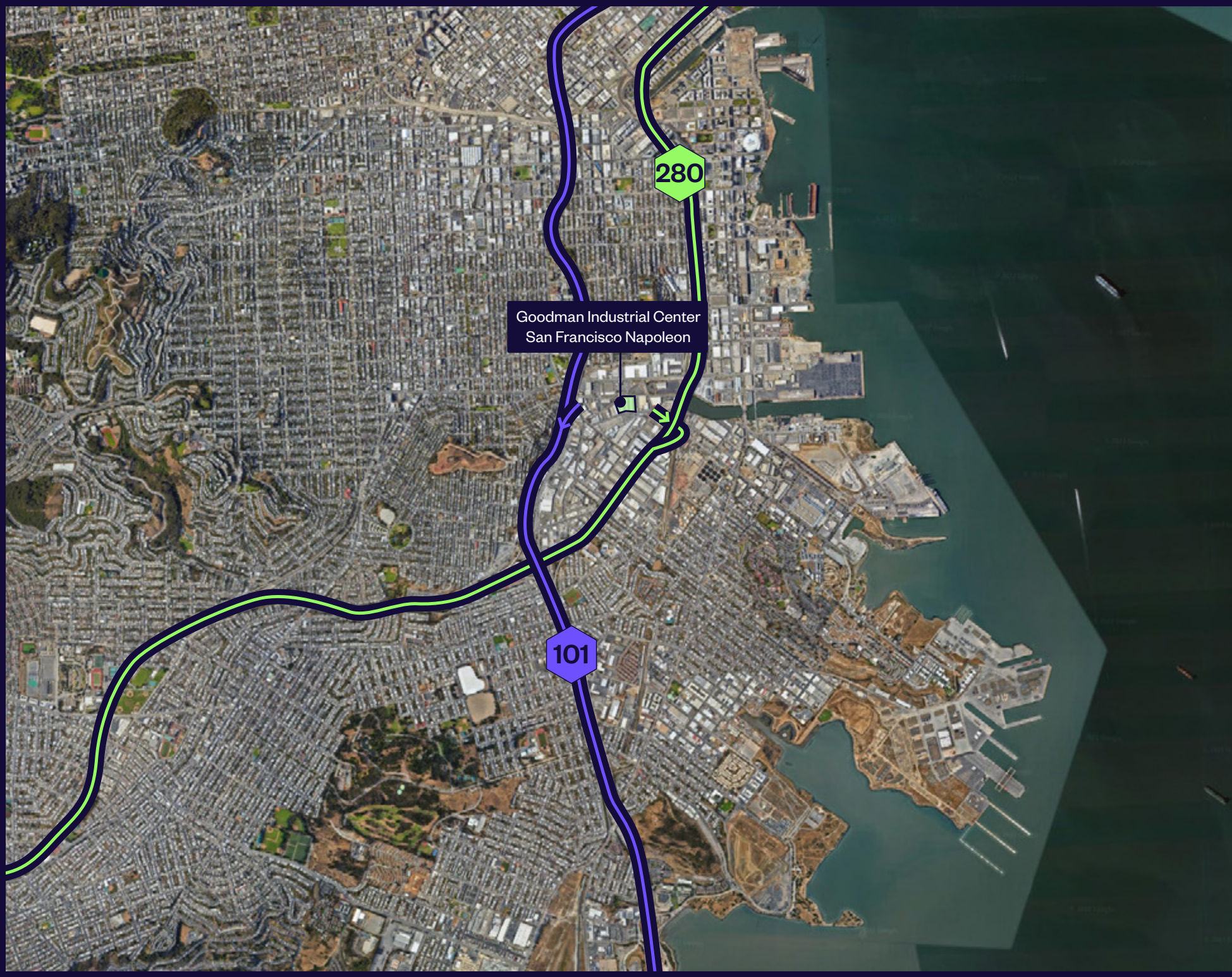
to CalTrain Station

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# ACCESS

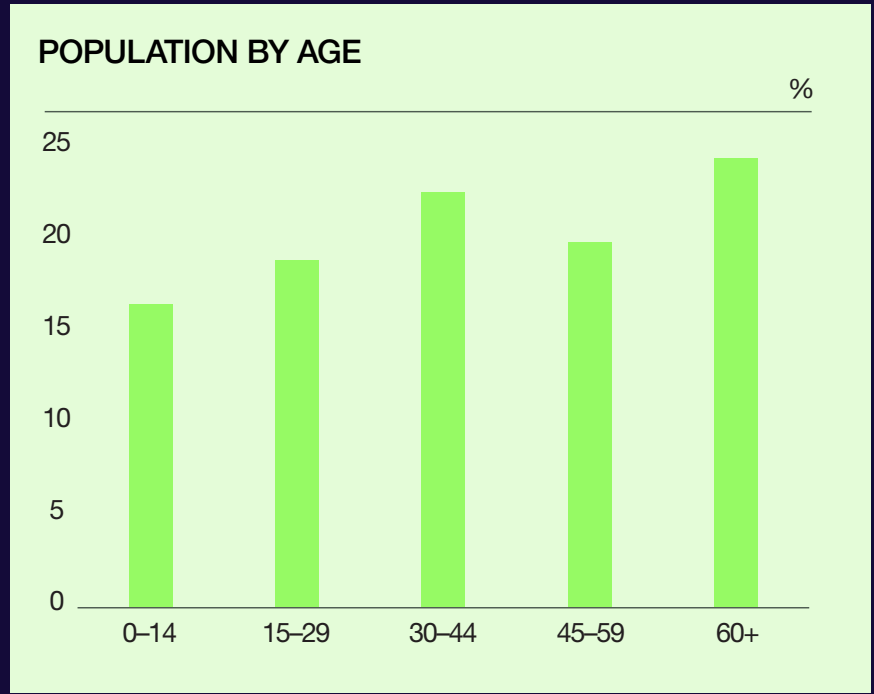


# ACCESS



# KEY AREA STATISTICS – WITHIN 1 HOUR DRIVE TIME

Source: Esri, Michael Bauer Research, BLS.gov, Gfk MRI



**6.3<sup>m</sup>**  
TOTAL POPULATION



**2.3<sup>m</sup>**  
TOTAL HOUSEHOLDS



**2.69 people**  
AVERAGE HOUSEHOLD SIZE



**\$121,437**  
AVG. DISPOSABLE INCOME



**\$276.9<sup>bn</sup>**  
TOTAL DISPOSABLE INCOME



**179**  
WEALTH INDEX

### TOTAL SPEND ON:



**\$2.3<sup>bn</sup>**  
FOOTWEAR



**\$9.5<sup>bn</sup>**  
CLOTHING



**\$23.7<sup>bn</sup>**  
FOOD AT HOME



**\$4.0<sup>bn</sup>**  
NUM. ORDERED ONLINE



**\$100.5<sup>bn</sup>**  
RETAIL GOODS



**\$2.2<sup>bn</sup>**  
PERSONAL CARE

All currency in USD. Source: Esri and Michael Bauer Research

# NEARBY AMENITY AND SERVICES



## Food and beverage

- + The Chairman
- + The Deli Lama
- + The Old Clam House
- + Za'atar
- + Ichido
- + Bayshore Taqueria
- + BrewVino, SF
- + Chicken as Cluck
- + BAOZ
- + Philz Coffee
- + Grand Seven Food Liquor & Deli
- + Luna's Coffee House
- + Destapas
- + Good Gai's
- + Besharam
- + Dagwood & Scoops
- + Manivanh Thai Restaurant
- + Deli 23
- + The Happy Vegan
- + Caffe Duetto
- + DâMai:ze
- + J & E Restaurant
- + Silver Crest Donut Shop
- + Wok & Go
- + Macho Tacos

## Shopping

- + Forest Restaurant Supply
- + SCRAP
- + Heathervox
- + Discount Fabrics - SF
- + JCX Expendables
- + The Futon Shop
- + DOL Productions
- + SF Garden Supply
- + Simple Floors - SF
- + Continental Battery Systems
- + Social Imprints
- + Galls
- + Restaurant Depot
- + Gilmans Kitchens and Baths
- + Videofax
- + Cycon Office Systems
- + Sartor - Quality Saw Works
- + Grand Central Station Antiques
- + Lowe's Home Improvement
- + JR Seafood
- + Urban Hardwoods Furniture
- + Airgas Store
- + Cayson
- + Galanter & Jones



# OWNERSHIP



Goodman is a worldwide leading real estate owner, developer, and property manager with \$54 billion of assets under management and operations in 14 countries. Goodman is committed to excellence in customer relationships and creating long-term, sustainable logistics solutions for the new digital economy.



Our teams provide progressive insights to business needs in an ever-changing world



**Customer focus**

Dedicated Building Managers provide support for day-to-day operations, while Property and Asset Managers are available to discuss leasing, administration or modifications to tenancies.

**SERVICE**



We aim to be leaders in environmental social governance – with a long-term, sustainable approach that leads to positive economic, environmental and social outcomes for our business, our stakeholders and the world more broadly.

# SUSTAINABILITY

# GOODMAN FOUNDATION

The Goodman Foundation unites our people, properties and resources to make a tangible difference to the lives of people in our communities. Through our partnerships with an exceptional – and often grassroots – group of charities, we're able to make a real difference, where and when it matters most.

Doing good in the world

Goodman Foundation



## How we do good in the world

The Goodman Foundation offers support to charities within three key areas:

### Children and youth

Charity organizations who help protect, nurture and support children or young people.

### Food rescue and environment

Charity organizations who reduce waste and support those in need by redistributing fresh food or useful items that would otherwise go to landfill.

### Community and community health

Charity organizations who support those living with a condition, illness or disability, or whose efforts help to create a more inclusive and equitable community.

# SAFETY AT WORK

We believe safe work practices not only protects our people and customers but delivers long-term value for our business and stakeholders. We work with our customers to design and integrate safety controls that focus on minimising and eliminating risk from our properties.



## **Safety in design**

- + Rigorous safety in design assessment and review process
- + Industry leading specification
- + Technical consultation
- + Safe design principals incorporated into the entire building life-cycle.

## **Safety in construction**

- + Pre-qualified D&C contractors
- + Collaborative design and construct process
- + Transparent safety reporting
- + Program of third party Principal Contractor health and safety reviews.

## **Safety in occupation**

- + Pre-qualified service and maintenance contractors
- + High risk work permit process
- + Highly skilled and competent Property Management team
- + Height safety beyond standard and industry leading
- + Ongoing risk identification and mitigation process

# CONTACT US



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